GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind. & Com dept., - Representation from M/s. Lulu Group International to restart the international-standard Shopping Mall project at Visakhapatnam - Orders to VMRDA to restore the possession of 13.43 acre of Harbour Park Lands in Visakhapatnam back to APIIC - Permission to APIIC to evaluate the proposal of M/s Lulu Group International - Orders – Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 45 Dated: 26-03-2025

Read the following:

1. G.O. Rt.No.31, Energy, I & I Department, Dated 20.2.2017.
2. G.O. Rt.No.116, Energy, I & I Department, Dated 25.7.2017.
3. G.O. Ms.No.5, Energy, Infra & Investment (Airports) Department, Dated 16.02.2018
4. G.O. Ms.No.97, Ind., Infra, investment & Com.(airports) Department, Dated 08.11.2019
5. Govt. Letter No.1797715/Infra/A1/2022, dt.13.06.2023
6. From the Chairman & Managing Director, M/s. Lulu Group International addressed to Hon'ble Chief Minister, letter dt:17.01.2025
7. Minutes of the State Investment Promotion Board (SIPB) meeting held on 13.03.2025

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ORDER

In the G.O.1st read above, Government has decided to develop an International Convention Centre at Visakhapatnam City with exhibition halls, meeting halls, parking places, star hotel, retail mall, etc, in a site of around 14 acres on Harbour Park Road/R.K. Beach Road in Visakhapatnam city, through a Public-Private Partnership (PPP) model, with INCAP as the Transaction Advisor on behalf of APIIC for project development, structuring and selection of private partner through transparent bidding process. In the G.O. 2nd read above, Govt. have issued orders that the LoI shall be issued by APIIC to the Selected sole Bidder M/s Lulu International Shopping Mall Private Ltd., and subsequent timelines shall be met as per the bid documents. In the G.O. 3rd read above, Government has issued orders to allot total land to an extent of Ac.13.83 to M/s Lulu International Shopping Mall Pvt. Ltd, on lease basis.

2. In the G.O. 4th read above, Govt., issued orders to cancel the Project of International Convention Centre at Visakhapatnam awarded to M/s Lulu International Shopping Mall Private Limited. In the reference 5th read above, Government decided to transfer the land i.e., T.S.No.1011/1A1, A2 to an extent of Ac.13.83 in Waltair Ward of Visakhapatnam Urban Mandal (under the control of APIIC), in favour of the Metropolitan Commissioner, VMRDA and accordingly, the VC & MD, APIIC was requested to hand-over the above subject land to the Metropolitan Commissioner, VMRDA. Accordingly, the possession of the vacant

(P.T.O)

land parcel of Ac.13.83 cts. was subsequently transferred in July 2023 to Commissioner, VMRDA.

3. In the reference 6th read above, the Chairman & Managing Director, M/s. Lulu Group International has submitted representation that they are ready to re-start the international-standard Shopping Mall project at Visakhapatnam and informed that the Shopping Mall will have numerous specialties including a world-class Lulu Hypermarket along with a huge number of national and international brands, children's amusement park Funtura, fine-dining Food-court and an 8-screen imax multiplex, with ample car-parking. This project upon its completion will be a landmark leisure and shopping destination for the residents and tourists in the State of Andhra Pradesh. In this regard, M/s Lulu have requested the State Government on following things:

a. To extend the tenure of the land allotted earlier, on lease basis for a period of 99 years.
b. To provide a rent-free period of 3 years or till the date of opening of the Shopping Mall whichever is earlier.
c. Increment of 10% in the rental in every 10 years.
d. To support with all the possible incentives.

4. Accordingly, the request of the Chairman & Managing Director, M/s. Lulu Group International has been placed before the State Investment Promotion Board (SIPB) meeting held on 13.03.2025 with the recommendations of the State Investment Promotion Committee (SIPC). In the reference 7th read above, the SIPB has discussed the proposal and approved the following:

- Authorizing the APIIC to evaluate the proposal of M/s Lulu Group International and finalize with the approval of the competent authority.

- Transferring the possession of 13.43 acre of Harbour Park Lands in Visakhapatnam back to APIIC from VMRDA, to process further on the investment proposal.

5. After careful consideration of the decision of the State Investment Promotion Board (SIPB), Government hereby order the VMRDA to transfer the possession of 13.43 acre of Harbour Park Lands in Visakhapatnam back to APIIC and authorize the APIIC to evaluate the proposal of M/s Lulu Group International and finalize with the approval of the competent authority.

6. The Vice Chairman & Managing Director, Mangalagiri, and the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA) shall take further necessary action in the matter accordingly. The VC&MD, APIIC is instructed to examine all the court cases on the subject land and comprehensively examine the proposal of the M/s Lulu Group and take the approval of the competent authority for early implementation of the project.

(Countd…3)

7. The Revenue Department and the MA&UD Department are instructed to direct the concerned HoDs and the District Units to update their records about the restoration of the lands back to APIIC and facilitate for the restoring the physical possession of the lands back to APIIC.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N YUVARAJ
SECRETARY TO GOVERNMENT & CIP

To
The Vice Chairman & Managing Director, APIIC towers, IT Park, Mangalagiri
The Metropolitan Commissioner, VMRDA Visakhapatnam
8th floor, Udyog Bhavan, Siripuram Junction, Visakhapatnam-530003
The District Collector, Visakhapatnam
The Spl CS, Revenue Department, GoAP.
The Spl CS and CCLA, GoAP
The Principal Secretary, MA&UD Department, GoAP

Copy to:

The General Administration (Cabinet) Department, A.P. Secretariat. (w.r.t. the U.O.No.82/2025, dt.17.03.2025.).
The P.S. to Special Chief Secretary to Hon'ble Chief Minister, O/o. the CMO.
The P.S.to Hon'ble Minister (I&C and FP)
The P.S to Secretary to Government & CIP, Ind. & Com. Dept,
SC/SF.

//FORWARDED::BY ORDER//

SECTION OFFICER